

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: McElliot Development / White Acres
1429 S.W. 31 Street/1424 S.W. 31 Ct.

Case #: 103-R-02

Date: 9/24/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Indicate why a public sidewalk is not designed along S.W. 31 Court and along S.W. 31 Street for the limits of this project.
3. Provide a plan which details the water and sewer services to each unit.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: McElliot Development / White Acres

Case #: 103-R-02

Date: 9/24/02

Comments:

1. Flow test required
2. Show hydrant location.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: McElliot Development / White Acres

Case #: 103-R-02

Date: 9/24/02

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: McElliot Development / White Acres

Case #: 103-R-02

Date: 9/24/02

Comments:

1. The "Preliminary Landscape Plan" shows Mastics, Oaks, and Mangos(?) to be relocated. Where are these trees to be relocated to? Some of the trees may qualify as "speciman" trees, for which there are special requirements. An Arborist's Report may be required on certain trees prior to final signoff, subsequent to a site inspection by City staff. Also, verify that certain trees which are shown to remain would not be impacted by the new construction. Several trees appear to be very close to the building footprint. All Tree Preservation Ordinance requirements apply, including the provision that site plan modification may be required to save "existing, large, desirable trees."
2. Add street trees to 31st Ct. and 31 St. as possible. (This would be dependent on locations of existing trees). Make sure the 15th Ave. street trees meet requirements.
3. Landscape Plan must contain all necessary information, including (but not necessarily limited to) tree sizes and species name, and planting details. All plant material must be clearly labeled.
4. Landscape Plan to contain the name of the Landscape Architect who prepared the plan. Signoff plans to be sealed.
5. Provide standard calculation list (available upon request) to make sure Site Code requirements are met.
6. Indicate requirements for irrigation, including the requirement for a rain sensor.
7. Show any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. Note: overhead lines should be placed underground.

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Division: Planning

Member: Kevin Erwin
828-6534

Project Name: McElliot Development / White Acres

Case #: 103-R-02

Date: 9/24/02

Comments: Site Plan Level III / 6 unit cluster development

1. This is a new use and must comply with all current code requirements.
2. Provide a point by point narrative of how this project complies with Sec 47-18.9, Cluster Homes. The project does not appear to comply with 47-18.9.C.4. c, d.i, d.ii, and d.iii.
3. Provide a maintenance agreement in accordance with Sec 47-18.9.C.10.
4. The elevations need to be labeled north, south, east, and west.
5. Label all roof heights for each unit on the elevation.
6. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
7. On all elevations indicate the various floor heights and show relationship of adjacent streets and the mass outlines of all adjacent structures.
8. Provide a 5' sidewalk along each street frontage.
9. A street tree plan acceptable to the Landscape Rep. must be provided.
10. Indicate the location of the trash receptacles.
11. Dimension to centerline of all adjacent streets.
12. Additional comments may be forthcoming at the DRC meeting.

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Division: Police

Member: Det. Caryn Cleary-
Robitaille
(954) 828-6419

Project Name: McElliot Development / White Acres

Case #: 103-R-02

Date: 9/24/02

Comments:

1. All glass should be made of impact- resistant material, particularly the glass panels located next to the front doors, and the French doors located to the rear of the units.
2. All homes should be equipped with a perimeter and glass-break alarm system.
3. Special attention should be paid to the illumination of the center unit's entrance area, due to it's setback.
4. Will the development be protected by any fencing or gating?

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SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: McElliot Development / White Acres

Case #: 103-R-02

Date: 9/24/02

Comments:

1. Provide a text narrative outlining how the proposed cluster development complies with section 47-18.9 point by point.
2. Discuss property line in center of the proposed development site with applicant.
3. Label elevations north, south, east and west.
4. Dimension centerline of adjacent streets.
5. Provide building height from grade pursuant to definitions in section 47-2.
6. Provide setback dimensions to garages.
7. Demonstrate on the elevation plans how the propose cluster dwellings comply with the additional setback requirements of section 47-18.9.C.4.a-d.
8. Provide design details of barbeques.
9. Provide a five (5) foot sidewalk along the street.
10. Additional comments may be forthcoming at DRC meeting.